

# GLEN ARBOR

THE EVOLUTION OF AN INTIMATE 1940'S  
COMMUNITY

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Glen Arbor subdivision consists of a series of post World War II period cottages, which work to illustrate a small portion of the building and development that took place during the housing boom of the 1940's and 1950's in the Salt Lake Valley'. Modest in relative comparison to other post World War II developments, Glen Arbor exemplified contemporary house designs and incorporated many modern construction techniques yet managed to maintain many of the values of suitable nineteenth century suburban developments.

Nestled in the valley with a spectacular view of the Wasatch mountains to the east, Glen Arbor subdivision is a quite, tree-lined street terminating with a cul de sac. (Fig. 1 &2) Named Glen Arbor Avenue, it is located one block south of 1700 South and begins as a turn to the east off of 1500 East. It continues in an easterly direction and contains forty one original lots with thirty two houses. A hill extends south from 1700 south offering a better view to the houses on the north-west side of Glen Arbor Avenue. The southern most boundary of Glen Arbor is the last portion of Emigration Canyon, a small valley with a running creek a few months out of the year. The street just south of Glen Arbor Avenue is Blaine Avenue which curves north to meet 1700 South, just before 1700 East.<sup>1</sup>

Glen Arbor subdivision was developed by the Bothwell Investment Company which was a portion of the American Canal Securities Company , started by Glen Bothwell in 1908. Glen Bothwell, a noted developer of Northern Utah, established an extensive canal system, greatly improving the farmland. The town of

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<sup>1</sup> Salt Lake County Recorder's Office, Glen Arbor Aerial Plat Map. Salt Lake City 16-16-32

Bothwell, Utah, located just west of Tremonton, was named after him.<sup>2</sup> Aside from his companies work on canals, Glen Bothwell and his investment company, speculated on the building boom that would take place in the Salt Lake Valley at the end of the first World War, purchased a great deal of land continuing east from Perkins Addition subdivision on 1100 east running to 1500 East and south from the residual Emigration Canyon to Garfield Avenue which is just north of 2000 South. This development of primarily English Tudor and French Norman period cottages was named Progress Heights, and developed through the 1910's and 1920's. The undeveloped street to the north of Blaine Avenue, the northern most street in Progress Heights, was named Tempest Avenue and continued east only twenty feet until it to was purchased by the Bothwell corporation in 1941.<sup>3</sup>

Although not primarily a residential housing developers, the Bothwell's speculated on the Salt Lake City boom of 1910 and then became less involved housing until another residential money maker was projected at the end of World War II. This time however the need for housing was not just in returning veterans but a much larger pool of perspective home buyers. The Great Depression placed owners behind on their mortgage payments and banks not able to guarantee new loans. This illustrated the need for government sponsored , guaranteed loans. The Federal Housing Administration was created during the Hoover administration to distribute loans and maintain the

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<sup>2</sup> Salt Lake Historical Society, Historic Houses File. Salt Lake City Glen Bothwell House

<sup>3</sup> Salt Lake County Recorder's Office, Plat Map. 16-16-32

<sup>4</sup> United States Government, Federal Housing Administration Annual Reports. 1934-1940. Washington D.C. 50-58

required housing eligibility standards. These standards in 1940 maintained that the house must not be excessive in size or style.<sup>4</sup> Generally less than nine hundred square feet and in the east the predominate style was Cape Cod, in the West the Ranch style was the most popular. These FHA loans substantially increased the pool of prospective home owners and housing developers took advantage of this new demand for housing.

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This situation placed the Bothwell Investment Company back in the residential housing market once again. This time lead by Floyd Bothwell and his brother Roy Bothwell, both sons of Glen Bothwell. They purchased the land for the Glen Arbor subdivision in January of 1941 and began the initial planning and installation of the street ordinances and utilities. Due to the relative lack of space, the land was graded so that a slope on the north side with natural vegetation was maintained. Forty-one, small, relatively narrow yet deep lots were designed. Glen Arbor Avenue was engineered to run through the middle ending with a large cul de sac on the east end.<sup>5</sup> Due to the fact the Blaine Avenue curves north to run into 1700 South, Glen Arbor, too, runs parallel in a relatively curvilinear fashion northward as it continues east. This curvilinear nature can be most easily seen when compared to the larger developments north of Glen Arbor that were developed at the same time. Downington Heights, Monte Vista and Westminster Park are all laid out on a much more strict and common

→ 4 <sup>5</sup> Salt Lake County Assessor's Office, Salt Lake City Title Abstracts, Street Ordinances 897505 #253-307

grid system.<sup>6</sup> Underground sewers, curbs and gutters, water and telephone lines were added as Glen Arbor started to take shape.<sup>7</sup>

At this same time, construction for the first house was begun in the Glen Arbor subdivision. Located at 1504 Glen Arbor Avenue at the southern corner meeting 1500 East, the house took up 2 lots and was to serve as the model for other houses. (Fig. 3 & 4) It was a one story, six bedroom house with an unfinished basement and attached, one car garage.<sup>8</sup> It was constructed with the new technology of stick style construction with brick veneer and a wood siding. Designed as a ranch style cottage, 1504 Glen Arbor Ave., included large colonial revival bay windows and tiny step out front porch. It also features a stepped out bay window and a large corner window that offered a westerly as well as north perspective. A symmetrical center entry which was stepped back onto a third plane from the east and west sides. These stepped back portions work to offer a sense of depth and asymmetry. Finished in December of 1941, Roy Bothwell, purchased and resided in the house on 1504 Glen Arbor Avenue. By 1944, Floyd Bothwell had moved to Oakland, California, Glen Bothwell had retired and the Bothwell Corporation and the American Canal Securities Company was run by Roy Bothwell.<sup>9</sup>

In 1944, the land titles for all of the remaining lots in Glen Arbor subdivision were transferred to R.A. Menlove who was the Vice President of the Bothwell Corporation and in charge of the residential construction. He employed Young Construction Company to construct

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<sup>6</sup> Salt Lake County Assessor's Office, Aerial Plat Map 16-16-34

<sup>7</sup> SLC Assessor's Office, Street Ordinances

<sup>8</sup> Utah State Archives, Glen Arbor Subdivision Building Permits. Jan. 6 1941

<sup>9</sup> Polk's Salt Lake Directory. Salt Lake City 1941

ten, four room houses and fourteen, five room houses. These houses were to be located one to a lot beginning one lot east of 1504 Glen Arbor Avenue, at 1516 East and continuing around the cul de sac ending three lots before the northwestern corner.<sup>10</sup> In those three lots a large corner duplex was planned. The houses all share the same square footprint and relatively similar plan. (Fig. 5 & 6) Built to meet FHA regulations they are all less than 900 square feet on the ground floor and are a single story. The style is similar to 1504 Glen Arbor, in that they are stick construction, with brick veneer. The wood siding was replaced with a low hip roof on all but two of the final houses. (Fig. 7-9) They did not include a garage but had a unfinished basement. They have the same central entrance and large bay windows. The square feeling of these houses has been somewhat eliminated by altering the placements of the portion which have been stepped back and by not placing the large bay windows symmetrically. (Fig. 10) By enlarging the porch to extend to the side of the house instead of just the small one right in front of the door also worked to add variety to the houses. The variety of brick colors from the darkest of reds to sandy, mottled oranges works well as a diversifying tool. (Fig. 11 & 12)

Cost of  
these  
houses  
1

The plan for these houses follows the Federal Housing requirements and very clearly comes from one of the standard plan books that were extremely popular during the 1940's and 1950's. Represented as "The Maddox Plan No. 1201," one plan book states, "In this design the quiet dignity of colonial design for exterior has been combined with functional design within... offering a compact livable

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<sup>10</sup> Utah State Archives, Building Permits. August 3, 1944

home for the family of four. The spacious storage and roomy closet space is a delight to any housewife."<sup>11</sup> Plan 236 in another book asserts that "this plan is for a narrow lot. It's closets are generous and that bedrooms will fit twin beds.. Stucco is indicated but any variety of sidings is also very attractive."<sup>12</sup> The center front doorway leads into the living room. Next to the living room, completing the front portion of the house is the kitchen. The back of the house was comprised of two bedrooms with small closets and a bathroom. (Fig. 13)

The lot just east of Roy Bothwell, 1510 Glen Arbor Avenue, was purchased by Frank Miller, a newly established dentist working downtown.<sup>13</sup> Although he didn't begin building until six months after Menlove had started building, he was the only lot owner to build his own single family dwelling separate from the Bothwell Corporation.<sup>14</sup> Aside from being a bit larger, it bares no striking differences from the rest of the standard housing stock.

In May of 1945, Roy Bothwell and the Bothwell Corporation submitted the housing covenants for the Glen Arbor subdivision. These were to include and affect the future development of Glen Arbor. They stated that all the property is to remain residential with only single family dwellings except for the duplex planned on the northwest corner. The houses are not to exceed one story and all plans for further construction, either additions, garages, or new houses, must be approved by a committee of at least six current residents. Except for garages, the covenant restricts building nearer

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<sup>11</sup> Anonymous, *Sunswept Home Plans*. Miami, Florida Plan No. 1201 n.p.

<sup>12</sup> Rosebrook, Guy L., *Distinctive Small Homes*. Glendale, California Plan No 236 n.p.

<sup>13</sup> Polk's Salt Lake City Directory. 1946

<sup>14</sup> Utah State Archives, Building Permits, Dec. 10, 1944

then twenty feet toward the front of the lot and not farther then thirty feet back from the front of the lot. Houses must cost more then \$4,500 and was restricted to only White residents.<sup>15</sup>

In 1945, Henry S. Culp, another private owner, with the help of R.A. Menlove began the construction of the north corner duplex. (Fig.14) It, too, was built in the ranch style, with a low hip roof and large ranch style bay windows. With eight rooms and two attached garages,<sup>16</sup> it completed the Glen Arbor circle of houses. Adding not only variety, the duplex was strategically placed on the corner, much like 1504 Glen Arbor Ave., to impress and attract future buyers.

By the beginning of 1946, all of the houses except for one single family dwelling and the just completed duplex, were purchased. All different types of people moved into the new houses on Glen Arbor Avenue.<sup>17</sup> One of the earliest buyers were Jack and Louise Funk, who moved into 1532 Glen Arbor Ave. Jack was a filling station attendant at a nearby gas station and was the first resident to build a garage.<sup>18</sup> Probably a mechanic at the filling station or on the side, he built a one car cinder block garage with brick veneer siding in the fall of 1945. Most of the residents worked downtown and thus the necessity and popularity of owning a car had arrived by 1945. The rest of the residents followed suit not long after that, building cinder block, brick siding garages. By the fall of 1946, there were nine cinder block garages and building had begun on a double connected cinder block,

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<sup>15</sup> Salt Lake County Records Office, Glen Arbor Title Abstracts, May 1, 1945

<sup>16</sup> Utah State Archives, Building Permits. Mar. 16, 1945

<sup>17</sup> Polk's Salt Lake City Directory, 1946

<sup>18</sup> Utah State Archives, Building Permits. July 29, 1945



brick siding garage for Charles Bennett, an upholsterer, who lived at 1521 Glen Arbor Ave, which has subsequently been removed.<sup>19</sup>

All of the first residents to the Glen Arbor subdivision were married except for one widow. These were primarily middle class individuals whose professions varied from a dentist to a butcher and from the manager of the Burbidge Coal Company to a reporter for the Deseret News.<sup>20</sup> The things that these people had in common where that they all worked downtown and the Glen Arbor location got them out of the urban decay but close enough that their private car or trolley commute was feasible.

These people also moved on in a rather expedient fashion. No one, except for Roy Bothwell and the two brothers that rented the duplex , remained in Glen Arbor by 1951.<sup>21</sup> These houses weren't large enough for a whole family. The dentists, lawyers, and managers moved into larger houses either further south or into more expensive districts, such as the Avenues. The others disappear from the Polk directories altogether. These houses were starter houses for the newly married couple. They were built when the FHA wouldn't cover houses any larger then the ones that were built. Thus the people moved on. Roy Bothwell lived in his house until he died in 1967 and his house was sold. The Burdett brothers that had rented the duplex moved out when it was put up for sale in 1956.

None of these cottages now share the affinity of their original owner. These houses, now affectionately called "brick ramblers" have remained unaltered, except for the addition of an attached garage and

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<sup>19</sup> Utah State Archives, Building Permis. Jan. 23, 1946 & Sept. 12, 1946

<sup>20</sup> Polk's Salt Lake City Directory, 1946

<sup>21</sup> Polk's Salt Lake City Directories, 1447-1951

a wood siding sun room attached to the north side of 1571 Glen Arbor Ave. Still considered starter houses, two of them are on the market starting at \$129,000.<sup>22</sup>

The Bothwell Corporation, in creating and developing the Glen Arbor subdivision were able to retain many of the essential characteristics of the nineteenth century picturesque subdivision developments yet still create a post World War II, Federal Housing administration development. Though small, amidst the other large scale developments of 1940's FHA ranch style housing, it offers the sense of a serene intimate community.

*Sense of privacy (TM)  
how so physically?  
Discussion of 1544 Glen Arbor  
Glen Arbor & plan ??*

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<sup>22</sup>Caldwell Banker and American Dream Realty, 1544 Glen Arbor & 1563 Glen Arbor for sale, November 1994

1700 S.

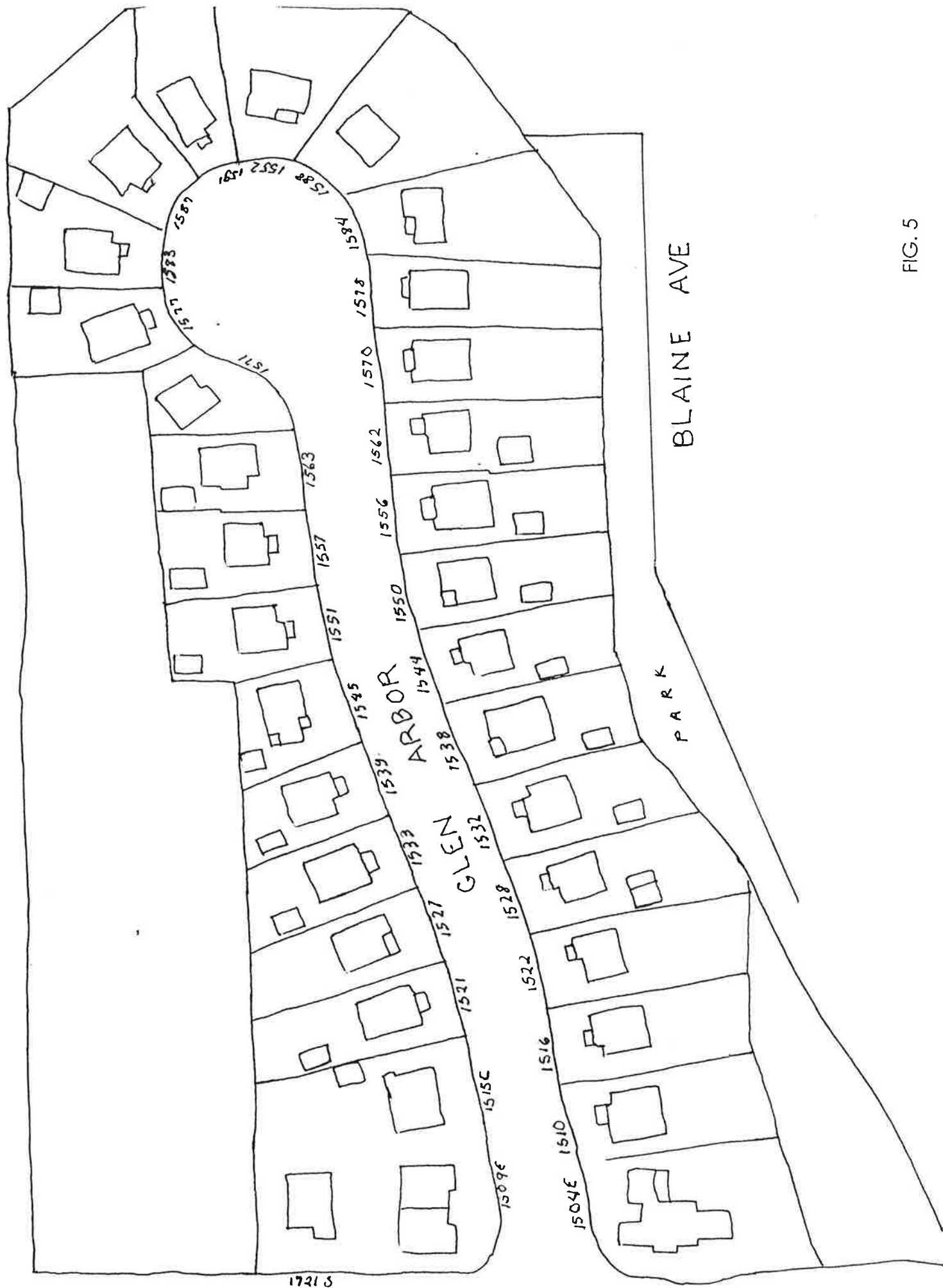
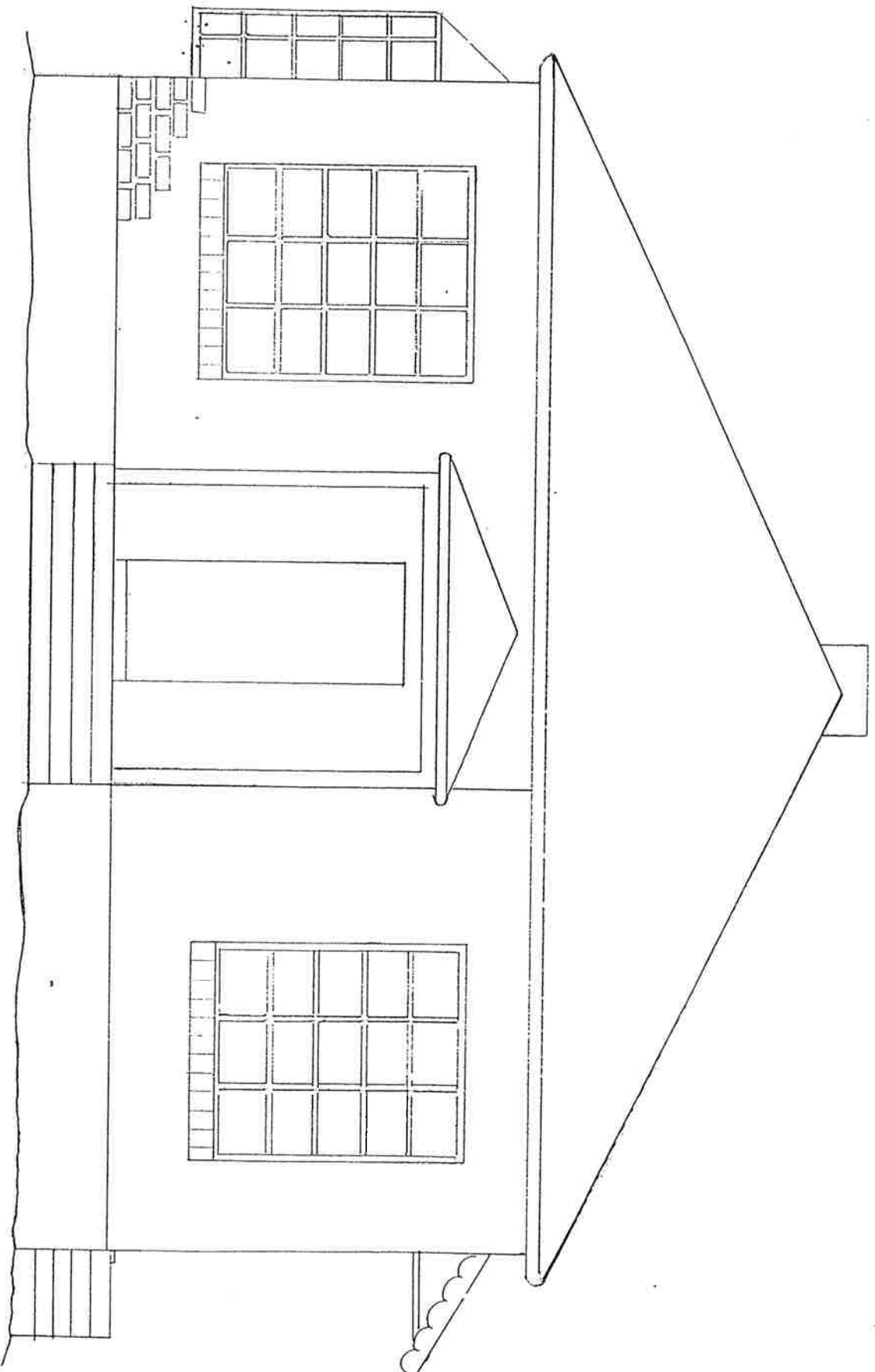
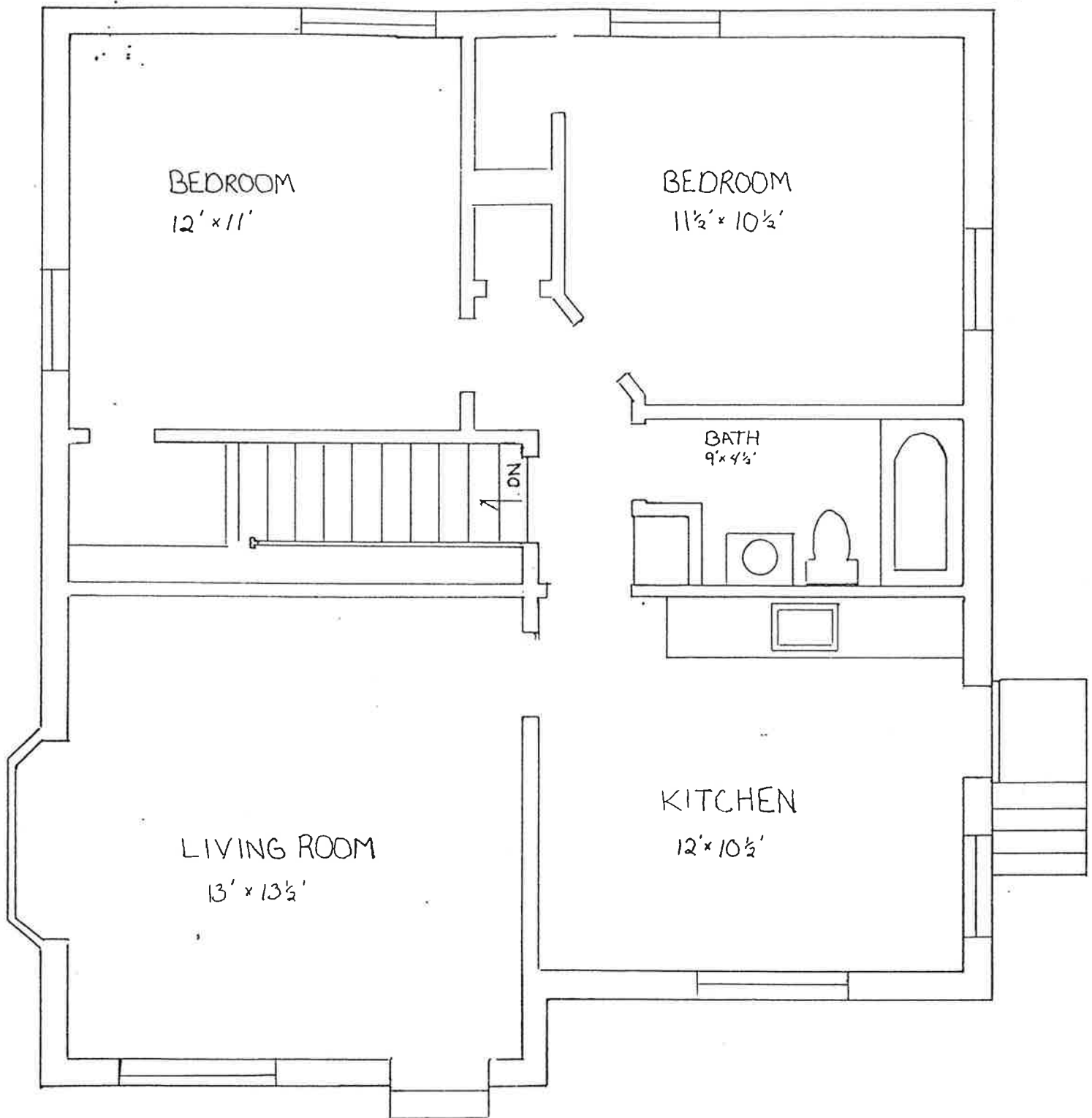


FIG. 5



1544 GLEN ARBOR AVENUE FRONT ELEVATION



1544 GLEN ARBOR AVENUE

28' x 31' 868 SQ. FEET

FIG. 13

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